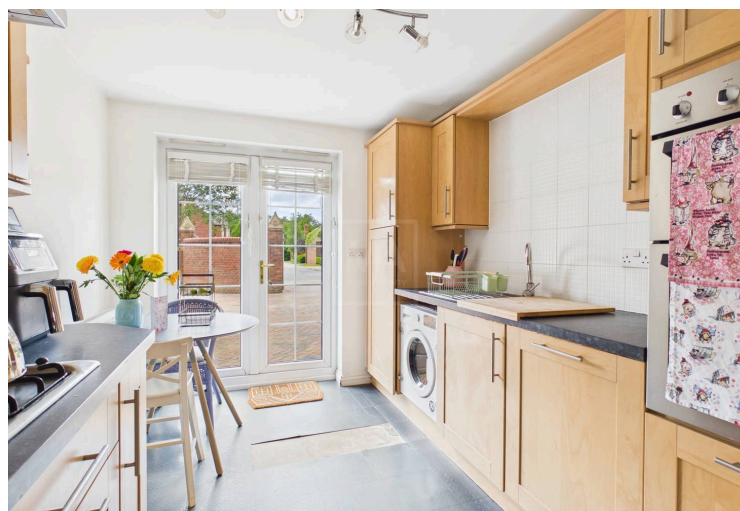




Stockdale Drive, Great Sankey Warrington, Cheshire

Two Bedroom Apartment • Rental Opportunity • Close to Local Amenities • Access to Motorways • Two Bathrooms • Garage • Allocated Parking • Scenic Walking Routes • Integrated Appliances • Modern Bathrooms



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Introducing a fantastic investment opportunity – a beautifully presented two-bedroom ground floor apartment in the sought-after area of Great Sankey.

Ideally positioned on the ground floor for convenient access, this property is set within a secure, gated development, offering both comfort and peace of mind.

Upon entering, you are welcomed by a bright and inviting hallway leading into a spacious living room, where a charming bay window allows natural light to flood the space. This is further enhanced by attractive wooden flooring, creating a warm and stylish atmosphere.

The well-proportioned kitchen is located at the front of the property and features ample cupboard storage along with integrated appliances, making it both practical and functional.



The apartment comprises two double bedrooms, with the master bedroom benefiting from fitted wardrobes and a modern ensuite shower room. A well-appointed family bathroom serves the remaining accommodation.

EXTERIOR

Situated within a stylish apartment block, this wonderful home offers a sense of privacy and seclusion while remaining easily accessible for residents. The development benefits from a secure setting, creating a peaceful and well-maintained environment.

Externally, the property is further enhanced by a private car park and a garage, providing valuable additional storage and convenient off-road parking. These standout features set the property apart and add an extra level of practicality, making it an excellent choice for both homeowners and investors alike.

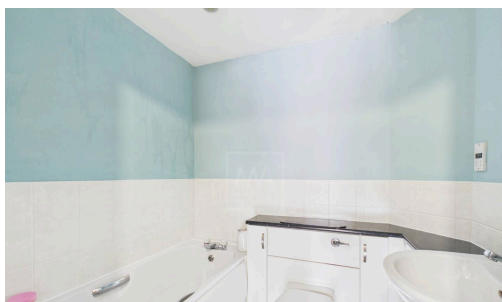


LOCATION

An attractive suburb located west of Warrington Town Centre, Great Sankey is a popular area for families and professionals. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Great Sankey boasts an abundance of high achieving primary and secondary schools. It is also home to a recently refurbished leisure centre and a great selection of local shops, pubs and restaurants. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages.

GENERAL INFORMATION

- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C







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Approximate total area⁽¹⁾
642 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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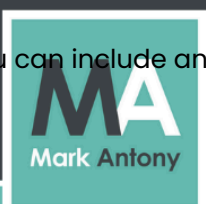
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.

Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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Warrington's Highest Rated Agent

